

## **APPENDIX A**

### **Montana Community Development Block Grant (CDBG) Program Communities Awarded Grants for Federal Fiscal Year 2007 Housing Projects December, 2006 Grant Competition**

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<b>Applicant:</b>	<b>Butte-Silver Bow</b>
<b>Type of Project:</b>	Gilder House Facility
<b>CDBG Amount Requested:</b>	\$ 450,000
<b>Other Funding Sources:</b>	\$ 220,000 – Montana Board of Housing (MBOH) Loan \$ 150,000 – Urban Renewal Authority (URA) Grant <u>\$ 50,000</u> – Butte-Silver Bow Land Donation
<b>Project Total:</b>	\$ 870,000

**Summary:** This project proposes construction of a new Gilder House Facility to provide a psychiatric crisis stabilization facility for Butte, including emergency detention with secure beds and voluntary crisis stabilization to be located on the east side of the Butte Uptown District. This proposed new facility will replace the current Gilder House and will provide community-based care for persons whose mental illness has risen to an acute psychiatric crisis. Gilder House will provide 24 hour - 7 day care by experienced mental health professionals trained specifically to treat persons in crisis. Additionally, the Gilder House will serve as the outreach and entry point into a system of treatment and recovery. The current Gilder House facility only provides voluntary care in an older rented building located in Butte's east side, south of Uptown Butte, far from other support services.

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<b>Applicant:</b>	<b>Town of Circle</b>
<b>Type of Project:</b>	Housing Rehabilitation and Demolition
<b>CDBG Amount Requested:</b>	\$ 450,000
<b>Other Funding Sources:</b>	\$ 10,000 – NeighborWorks - grant \$ 45,720 – HOME Program - grant \$ 5,000 – Great Northern Development Corporation (GNDC) - grant \$ 8,292 – Circle Program Income \$ 15,000 – USDA/Rural Development – Direct Loans <u>\$ 30,000</u> – Local Lenders
<b>Project Total:</b>	\$ 564,012

**Summary:** The highest priority for the Town of Circle is housing revitalization, with substandard housing resulting from long-term deterioration, a lagging economy, and property abandonment. The typical house in Circle was built prior to 1959, is 2,000 sq. ft., of substandard condition, built of low quality materials and workmanship, and frame construction with an asphalt shingled roof. Of the 311 units in the community, 218 were built in 1959 or earlier; 174 are in fair to unsound condition with only three in good condition and none in very good or excellent condition. This project will include: a historic inventory of the town to identify which structures may be eligible for inclusion on the National Register; demolition of six vacant, severely substandard properties; provide energy conservation and housing rehabilitation assistance to 16 housing units occupied by low or moderate income residents; and provide down payment assistance to two first-time homebuyers. The Town of Circle has a high percentage of elderly and disabled residents. The U.S. Census reports that 20.4% of the town's residents have some form of disability. As the population ages, housing

rehabilitation and demolition efforts will become increasingly important to sustain the current population, bring newcomers into the community, encourage community growth and a growing economy, and improve the aesthetics of the town.

The community is very conscious of the potential coal development project at Nelson Creek (Great Northern Development). Circle hopes that by rehabilitating substandard homes and by demolishing abandoned structures, they can make the community more attractive for additional residential and commercial investment, particularly if the Great Northern coal project moves forward.

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<b>Applicant:</b>	<b>Lewis &amp; Clark County, in partnership with Rocky Mountain Development Council (RMDC)</b>
<b>Type of Project:</b>	Rehabilitation of Eagles Manor II Senior and Disabled Housing Facility
<b>CDBG Amount Requested:</b>	\$ 450,000
<b>Other Funding Sources:</b>	<div>\$ 272,000 – Mountain West Bank</div> <div>\$ 500,000 – HOME Program – Grant</div> <div>\$4,725,000 – MBOH Low Income Housing Tax Credit (LIHTC)</div> <div>\$ 115,140 – Developer Note RDC – Loan</div> <div>\$ 271,360 – Department of Housing and Urban Development (HUD) - Mortgage Restructuring Loan</div> <div><u>\$ 56,140</u> – HUD Contingent Repayment Mortgage Note - Loan</div>
<b>Project Total:</b>	\$6,369,640

**Summary:** This project would provide affordable housing for elderly and disabled citizens of Helena by rehabilitating existing low to moderate income rental housing units within the Eagles Manor II housing facility constructed in 1976. The project is a joint venture of Lewis & Clark County and Rocky Mountain Development Council, Inc. (RMDC) in partnership with RMDC Eagles Manor II LLC, a 501(c)(3) affiliate of RMDC, Inc. The building has been rated “substantially substandard” and does not meet current fire code and accessibility standards. The roof, heating, and cooling system have exceeded their life expectancy and are energy inefficient and proving costly to repair and maintain. In addition, plumbing does not meet current building codes. Renovation of this building is necessary to meet the growing demand for safe, decent, and affordable elderly and disabled housing in the Helena area.

The project will include changing the configuration of the Eagles Manor II building from 45 efficiency units (a number of which are vacant, while Eagles Manor II is unable to meet the demand for one-bedroom units) and 8 one-bedroom units to 5 efficiency units and 39 1-bedroom units; and retaining all Section 8 Project Voucher subsidy (as negotiated and agreed upon by HUD and RMDC) on the Eagles Manor campus to continue the commitment to provide safe, affordable housing for elderly/disabled citizens of Lewis and Clark County. The project would also solve cash flow problems currently being experienced by this property by reducing the number of efficiency units and increasing the number of one-bedroom units. CDBG funds will be used to consummate the purchase of the property (land and structure) from its current owners, to pay for architectural and engineering services in the project; and for project management and administration.

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